MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Alan Wells
Our Ref:	ET/DC/MZ/P/2024/1088 (Rev 2)	**Your Ref:**	P/2024/1088
Date:	30/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI GAREJ DDWBL A CHREU MYNEDIAD NEWYDD / ERECTION OF DOUBLE GARAGE AND CREATION OF NEW ACCESS

LOCATION: LILAC COTTAGE, STRINGERS LANE, BURTON, ROSSETT, WREXHAM, LL12 0AP

I refer to your consultation / email dated 15/08/2024 in respect of the above.

It is the LHA's understanding that the proposals are for the erection of a double garage and the creation of a new vehicular access onto Stringers Lane, which is a C Classified Road with a 60mph speed limit.

The key issue that needs to be addressed for a new vehicular access is the provision of an adequate visibility splay. 2.4m x 215m in either direction to the nearside edge of the public highway need to be provided, unless the applicant can demonstrate that the 85th percentile speeds are slower than this to demonstrate a reduction in the visibility requirements. The Design Manual for Roads and Bridges sets out the required visibility splays for a range of speed limits. The required visibility splays have not been demonstrated and therefore it is requested that they are supplied to the nearside of the carriageway.

The proposals also indicate the provision of a double garage, the LHA would advise that WCBC do not accept garages as acceptable parking provision.

The submitted proposed block plan again does not scale digitally and therefore it is unclear what the dimensions for the circulation space are. It is considered that the space looks a little limited and therefore swept paths for a large car are required to ensure vehicles could exit the site in forward gear on highway safety grounds. These have not been provided despite being requested previously.

Lowering of kerbs or minor pavement alterations require a Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.

For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

- No surface water from the applicants site should be allowed to drain onto the public highway (aco drain installation should be considered)
- The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.
- No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity).

Without adequate visibility splays and swept paths the LHA cannot support the proposals in their current form.



On behalf of Chief Officer, Environment & Technical